

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **January 9, 2019 on or about 11:00 a.m. local time**, at the East door, Carroll County Courthouse, Huntingdon, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by KENNETH L. WALTERS, to Alan E. South, Trustee, on September 10, 2013, at Record Book 629, Page 49-62 as Instrument No. 153087 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: FINANCE OF AMERICA REVERSE LLC

The following real estate located in Carroll County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Situated in the Tenth (10th) and Seventeenth (17th) Civil District of Carroll County, Tennessee and being more particularly described as follows:

Being known and designated as all of the 3.479 acre tract on the survey titled "Division of Survey Plat for Kenneth L. Walters and Venus Lynn Walters" as shown by map of same of record in Plat Cabinet B, Slide 253-B (Plat Book 4, Page 376) said Register's Office for Carroll County, Tennessee, and according to the survey of Robert G. Barrett, Surveyor, RLS No. 898, dated 1/14/2009 to which map and survey specific reference is hereby made for a more particular description.

Being part of the same property conveyed to Venus Lynn Walters and Kenneth Edward Walters by Warranty Deed from Kenneth L. Walters and wife, Catherine L. Walters, retaining a life estate, Deed dated 06/01/01 and filed of record in Book 309, Page 104, said Register's Office.

That said Kenneth Edward Walters died on/or about 06/22/2005, intestate, never married and with no children, leaving his portion of the above referenced property to his sole surviving heirs at law, his parents, Kenneth L. Walters and Catherine L. Walters. Catherine L. Walters having died on/or about August 8, 2008, intestate, extinguishing her life estate held in the above referenced property. Catherine L. Walters was married at the time of her death to Kenneth L. Waters. The only surviving child at the time of Catherine L. Waters death is Venus Lynn Walters, an affidavit of heirship for Kenneth Edward Walters is filed of record in Book 363, Page 451, said Register's Office. An affidavit of heirship for Catherine L. Walters is filed of record in Book 363, Page 452, said Register's Office.

Being the same property conveyed to Kenneth L. Walters by Quit Claim Deed from Venus Lynn Walters, a 62.50% undivided interest and Kenneth L. Walters with a 37.50% undivided interest, Kenneth L. Walters retains a Life Estate, dated 9/10/2013 and filed of record Book 363, Page 453, said Register's Office.

Tax ID: 26/20.00

Current Owner(s) of Property: KENNETH L. WALTERS

The street address of the above described property is believed to be 260 Roy Fields Rd, Bruceton, TN 38317, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.

THE RIGHT IS RESERVED TO ADJOURN THE DAY OF THE SALE TO ANOTHER DAY, TIME AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION, UPON ANNOUNCEMENT AT THE TIME AND PLACE FOR THE SALE SET FORTH ABOVE. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.

OTHER INTERESTED PARTIES: ESTATE OF KENNETH L. WALTERS AND VENUS WALTERS AND SECRETARY OF HOUSING & URBAN DEVELOPMENT

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 18-000247-220-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)
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